



Community Development Monthly Report August 2025

Village of Lincolnwood

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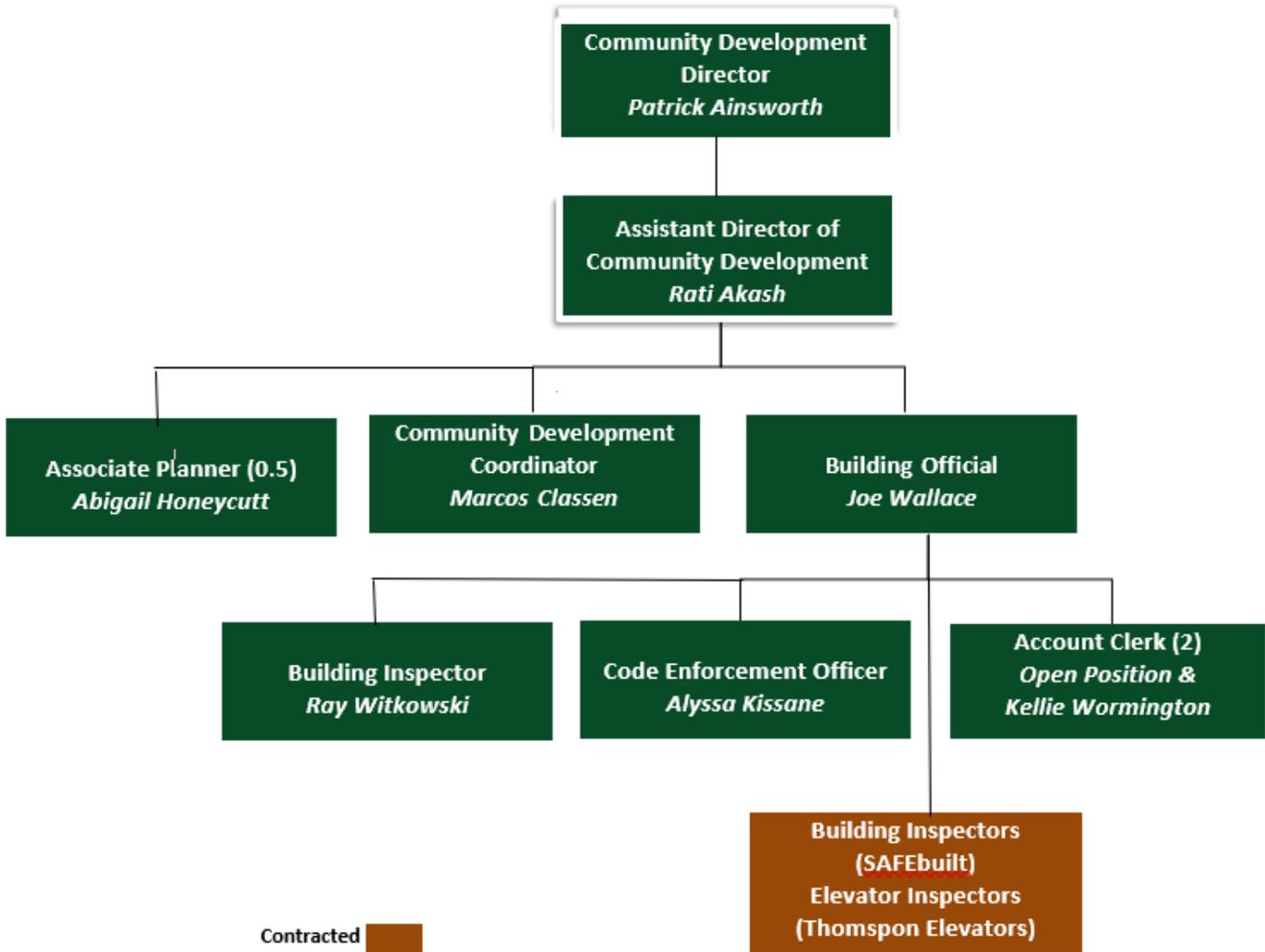
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District 1860, redevelopment of approximately 9 acres at the corner of Touhy Avenue and Lincoln Avenue.

ORGANIZATION CHART

Community Development Department 2025 Organizational Chart



DEPARTMENT OVERVIEW

The Community Development Department is responsible for administering the Village's building, zoning, and development codes. It provides staff assistance to the Village's Plan Commission/Zoning Board of Appeals and Economic Development Commission. Department functions include:

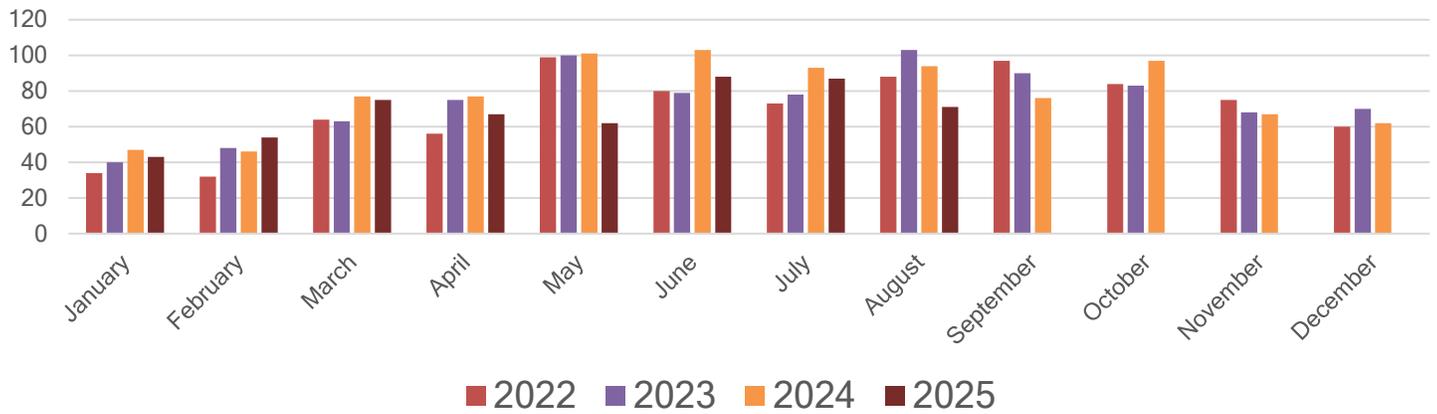
- Intake and Routing of Permit Applications
- Building and Zoning Plan Review
- Permit Issuance
- Construction Inspectional Services
- Proactive and reactive Code Enforcement Services leading to compliance or Adjudication
- Long-Range Planning, including updates to the Comprehensive Plan and Sub-Area Plans
- Business attraction, by working with developers and businesses
- Respond to Inquiries from residents, business owners, and developers

BUILDING PERMIT SUMMARY

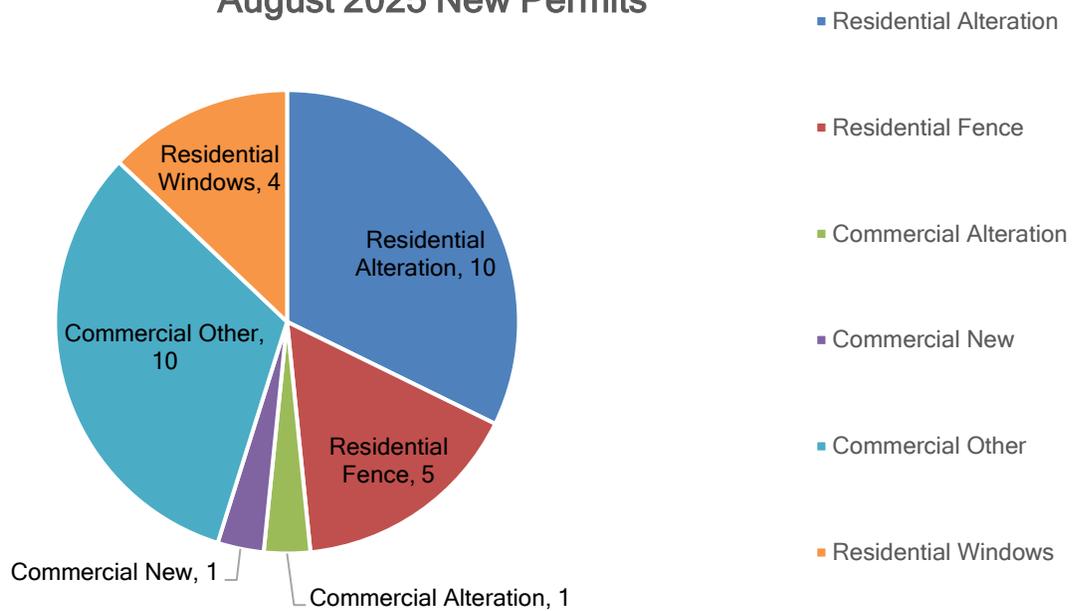
Building Permit Volume

Building Permits Processed			
	June 2025	July 2025	August 2025
Building Permits	95	94	74
Building Permit Revenue	\$30,830.56	\$44,905.28	\$175,957.07
Zoning Cases (PC/ZBA)	2	0	2
Construction Valuation	\$1,683,983	\$1,954,600	\$8,787,390

New Permits Issued



August 2025 New Permits



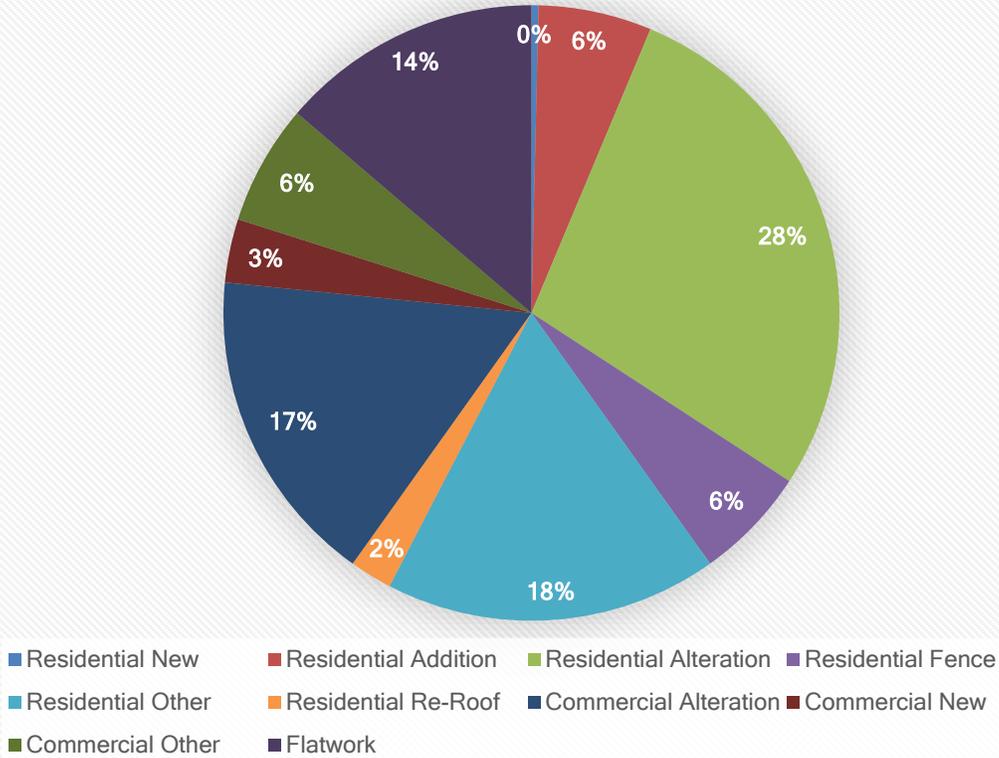
Online Customer Experience Survey

Average Rating 4.33* ★★★★★

*Out of 12 surveys

Inspections

August 2025 Totals



Inspections by Type – July 2025	
Permit type	Totals
Residential New	1
Residential Addition	16
Residential Alteration	75
Residential Fence	16
Residential Other	47
Residential Re-Roof	6
Commercial Alteration	45
Commercial New	9
Commercial Other	17
Flatwork	37
Total	269

CODE ENFORCEMENT SUMMARY

Code Enforcement activities for July 2025 are summarized below. As an overview, staff managed the following volume of cases during that period:

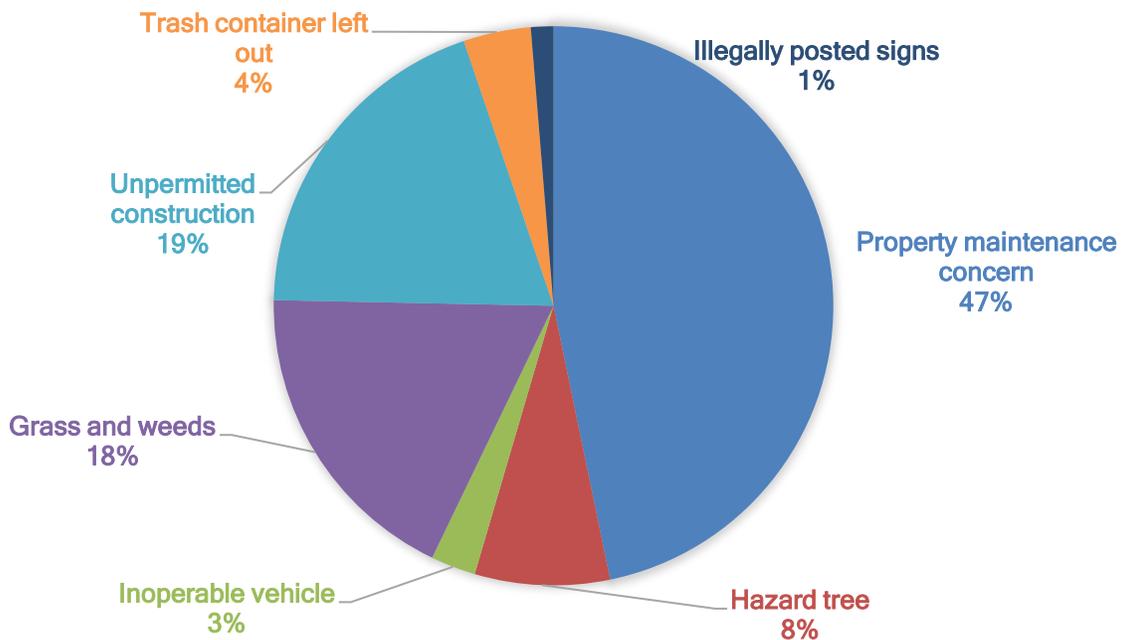
- New cases opened: 77
- Total cases managed: 135
 - Cases closed: 80
 - Cases remaining open: 55

- Number of cases adjudicated: 13

Top Issues

Property maintenance concern
Unpermitted Construction
Grass and Weeds

CASES BY TYPE



BOARDS & COMMISSIONS UPDATES

Plan Commission/ Zoning Board of Appeals (PC/ZBA): Two PC/ZBA meetings were held in August. The text amendment topic of open-air, off-street parking pads was continued at the August 6, 2025 meeting to the August 20, 2025 meeting. The second PC/ZBA meeting built on the topic of open-air, off-street parking pads where more direction was given to staff to assist with the proposed text amendment. This topic will be discussed at the December 3, 2025 PC/ZBA meeting.

Economic Development Commission (EDC): The August EDC meeting was held, on August 27, 2025, where new members and staff were introduced. Since some of the EDC members were out of town, a more robust agenda is anticipated for the September 2025 meeting.

Development Updates

District 1860: The Final Certificate of Occupancy has been issued for the mixed-use building and related on and off-site improvements. Over 90 percent of the 299 residential units within the mixed-use building are leased. Fat Rosie's Taco and Tequila Bar, Mia Francesca, LensCrafters, and FatPour Tap Works are open for business. Amazon Fresh has also been issued a permit to build out the interior of Building B. Construction activities continue for the 5-story, 152-room dual-branded Marriott Hotel which will encompass the Residence Inn and SpringHill Suites concepts. During this month, interior improvements continued making more progress including plumbing, drywall installation and HVAC mechanicals.